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STATE OF TEXAS
COUNTY OF HARRIS

KNOW ALL MEN BY THESE PRESENTS:

OFFICE RECORDS

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That J. H. WIRST as Trustee, of Essex County, New Jersey, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations cash to him in hand paid by WAH CHANG SMELTING & REFINING COMPANY OF AMERICA, INC., a corporation organized and existing under the laws of the State of New York, the receipt of all of which consideration is hereby acknowledged, has GRANTED, SOLD and CONVEYED, and by these presents does hereby GRANT, SELL and CONVEY without warranty, express or implied, unto the said Wah Chang Smelting & Refining Company of America, Inc., all of the following described land, easement, rights and property in Harris County, Texas, and described as follows, to wit:

1. 108.4286 acres of land, more or less, a part of the Richard and Robert Vinco Lease, in Harris County, Texas, and being a part of that certain tract described in deed from B. N. Garrett to R. E. Brooks, dated December 31, 1923, filed for record January 9, 1925, and recorded in Volume 560, page 434, Deed Records of Harris County, Texas, said 108.4286 acres tract being described by metes and bounds as follows:

BEGINNING at a concrete monument set in the south right-of-way line of the Houston North Shore Railroad (Missouri Pacific Lines) which concrete monument is set for the northeast corner of the 145.903 acre tract deeded by R. E. Brooks estate to J. F. Hedding, Trustee, and is south 89 degrees 55 min. East 3823.9 feet from a concrete monument set at the northwest corner of said 145.903 acre tract which is at the intersection of the said south right-of-way line of the Houston North Shore Railroad and the east line of Haden Road;

THENCE south 89 deg. 55 min. east 319.95 feet along the said south right-of-way line of said Houston North Shore Railroad, to an iron pipe for corner, at the beginning of a curve to the left, having a radius of 1482.41 feet;

THENCE with the said south right-of-way line with a curve to the left, having a radius of 1482.41 feet, a distance of 418.05 feet to an iron pipe for corner;

THENCE with the south right-of-way line of the Houston North Shore Railroad (Ordinance Depot Spur), south 89 deg. 55 min. east 818.1 feet to an iron pipe for corner;

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THENCE south 0 deg. 43 min. west 3250.45 feet pass an iron pipe set in the north right-of-way line of the Harris County Houston Ship Channel Navigation District, 100 feet wide, which right-of-way was deeded to the said Navigation District by R. E. Brooks estate by deed dated August 6, 1941, filed for record August 25, 1941, and recorded in Volume 1219, page 626, Harris County Deed Records, and continuing 100 feet pass an iron pipe set in the south line of said Navigation District right-of-way, and continuing 1132.24 feet, a total distance of 4482.69 feet to an iron pipe in the north right-of-way line of the Harris County Houston Ship Channel Navigation District 225 feet wide, which right-of-way was deeded to said Navigation District by R. E. Brooks estate February 4, 1931, and recorded in Volume 860, page 587, and by deed from Estate of R. E. Brooks dated June 23, 1945, and recorded in Volume 1398, page 61, Harris County Deed Records;

THENCE north 50 deg. 21 min. west 1846.4 feet along the said north right-of-way line of said Harris County Houston Ship Channel Navigation District, an iron pipe for corner, at the intersection with the south line of the aforesaid Navigation District right-of-way 100 feet wide;

THENCE northerly 100 feet, more or less, to the south-east corner of the above mentioned 145.903 acre J. F. Hedding, Trustee, tract, a concrete monument; thence north 0 deg. 05 min. west along the east line of said 145.903 acre tract, 3229.57 feet to the place of beginning;

Provided, however, that so much of the above described tract as is included within the strip 100 feet wide, described in deed from Estate of R. E. Brooks, deceased, to Harris County Houston Ship Channel Navigation District, dated August 6, 1941, recorded in Vol. 1219, page 626, Deed Records of Harris County, Texas (now referred to for all purposes) is sold and conveyed to Grantee herein, subject in all things to said deed to said Harris County Houston Ship Channel Navigation District, and all conditions, reversions, right of reentry, and other terms and provisions of that deed;

2. Also, an easement and right-of-way (for laying, maintaining, replacing, repairing and operating a line or lines of pipes or conduits for transportation of oil, gas, water or electrical currents) over, along or across a strip of land fifteen (15) feet wide in said Richard and Robert Vince League, described as follows:

BEGINNING at the east corner of a tract 99.811 acres of land (in said Richard and Robert Vince League) conveyed to J. F. Hedding, Trustee, by H. L. Nicholson, Administrator of the Estate of R. E. Brooks, deceased, by deed dated August 2, 1945, filed for record August 4, 1945, County Clerk's File No. 262739, recorded in Volume 1395, page 533, Deed Records of Harris County, Texas (now referred to for all purposes), which corner is marked by a concrete monument set in the south (or southwesterly)

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right of way line of Harris County Houston Ship Channel Navigation District railroad; THENCE along the southeasterly line of said 99.811 acre tract, south 57 deg. 00 min. west 2569.8 feet to the bank of Green's Bayou, a concrete monument set for south corner of said 99.811 acres tract; THENCE easterly or southeasterly down Green's Bayou with its meanders to a point which is 15 feet distant (measured on a perpendicular line) from the first course; THENCE north 57 deg. 00 min. east, along a line parallel to and fifteen (15) feet distant from the southerly (or southeasterly) boundary of said 99.811 acres tract, to intersection with the southerly right-of-way line of the last above mentioned railroad; THENCE north 50 deg. 21 min. west, along said right-of-way line to the place of beginning; provided that any and all pipe lines and/or conduits constructed, and/or maintained over, across and within said 15-foot strip of right-of-way shall be placed underground at such depth and so constructed and maintained as not to interfere with use of the surface;

3. Also, and insofar as the same affect that portion of the 100-foot railroad right-of-way strip (granted to Harris County Houston Ship Channel Navigation District, by deed recorded in Volume 1219, page 625, Deed Records of Harris County, Texas) which lies between the eastern and western boundaries of the above described 108.4286 acre tract, all of the rights of reversion and reentry reserved and secured to grantor in the deed last above cited, and all of the rights reserved to grantor and his assigns in said last mentioned conveyance "to construct, maintain and operate pipe lines, conduits for transportation of oil, gas, water or electrical currents across" said portion of said right-of-way strip, subject to provisions, terms and conditions set out in said deed; and the right (reserved in said right-of-way deed) to establish and maintain over and across said right-of-way strip all proper and necessary crossings for roadways or other means of transportation; and the right, pursuant to terms and provisions of said conveyance of said right-of-way strip, to require the grantee of said right-of-way to construct all such highway crossings, cattleguards, fences, et cetera, as necessary to protect the land included in the above described tract of 108.4286 acres;

4. Also, and in respect of that portion of the 225-foot strip of railroad right-of-way (granted to Harris County Houston Ship Channel Navigation District by two deeds, one dated February 4, 1931, and recorded in Volume 860, page 587, Deed Records of Harris County, Texas, and the other dated June 23, 1945, and recorded in Volume 1398, page 61 of said Records) which lies between the southern prolongations of the eastern and western boundary lines of the above described 108.4286 acres of land, all of the rights of reversion and reentry (to the extent only of the area north of the center or mid-line of said 225-foot right-of-way) reserved and secured to grantor and assigns in the two deeds last above cited, and all of the rights reserved, in said two deeds last above cited, to grantor therein and assigns "to construct, maintain and operate pipe lines, conduits for transportation of oil, gas, water or electrical currents across said 225-foot right-of-way strip", "at suitable and necessary points", subject to provisions, terms and conditions set out in said deeds; and the

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right (reserved in said right-of-way deeds) to establish and maintain, over and across said right-of-way strip, all proper and necessary crossings for roadways or other means of transportation; and the right, pursuant to the terms and provisions of said two conveyances of right-of-way land, to require the Grantee of said right-of-way to construct all such highway crossings, cattleguards, fences, etc. as may be necessary to protect the above described tract of 108.4286 acres. Particularly, but without limitation of general terms of the foregoing, there is included in the grant to Grantee herein, the right to construct, maintain and operate pipe lines, conduits for transportation of oil, gas, water or electrical currents across said 225-foot right-of-way strip, from and connecting with such pipe lines, conduits as shall be laid on and along the 15-foot right-of-way described in paragraph numbered 2 above, and extending northerly from the northerly end of said 15-foot right-of-way across said railroad right-of-way to and into the above described tract of 108.4286 acres of land.

5. Also, a right-of-way for passage of pedestrian, equestrian and vehicular traffic, to and fro, between the east line of the tract of 108.4286 acres of land above described and Penn City County Road, also known as J Street hereinbefore mentioned, for the Grantee herein, its successors and assigns in title to said 108.4286 acres, and their agents, employees, customers, invitees and other persons having lawful occasion for ingress to and egress from said land, over and along a strip of land sixty (60) feet wide lying between parallel lines, the more northerly of which is the south line of the railroad right-of-way granted to Guy A. Thompson, Trustee, Houston North Shore Railway Company, Debtor, by instrument dated June 29, 1943, recorded in Volume 1280, page 174, Deed Records of Harris County, Texas, together with the right, within the limits of said 60-foot strip, to level, drain, grade, pave a roadway thereon suitable for convenient exercise of such right of passage; provided, however, that all rights in this paragraph 5 defined are subject to all outstanding conveyances and encumbrances of record; and are without prejudice to, and shall not interfere with, the right of Grantor and/or his assigns to run railway tracks, roadways, public utilities, or other easements over and across the land covered by the easement hereinabove granted, all of which rights are reserved.

The property herein conveyed is the same property conveyed to J. M. Hirst as Trustee by deed from E. L. Nicholson, as Administrator de bonis non with the will annexed of the Estate of R. E. Brooks, deceased, dated the 18th day of March, 1949, and filed for record with the County Clerk of Harris County, Texas, under County Clerk's File No. 612,038.

TO HAVE AND TO HOLD the above described lands, easements, rights and property together with all and singular the rights and

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appurtenances thereto in anywise belonging, unto the said Wah Chang Smelting & Refining Company of America, Inc., its successors and assigns forever.

WITNESS MY HAND at Houston, Texas, this 28th day of

March, 1949.

J. H. Hirst as Trustee

STATE OF New York

COUNTY OF New York

BEFORE ME, the undersigned authority, on this day personally appeared J. H. HIRST as Trustee, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office this 28th day of March, 1949.

James C. Pappas
Notary Public in and for
County,

DEED RECORDS

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STATE OF TEXAS
COUNTY OF HARRIS

I, hereby certify that this instrument was filed on the
date and at the time stated herein by me, and was duly
recorded, in the Volume and Page of the named RECORDS
of Harris County, Texas, as stated by me on

AUG 11 1981



Robert L. ...
CLERK OF COUNTY
HARRIS COUNTY, TEXAS

Robert L. ...

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J. L. HESTER & SONS

THE CHAS. SWIFT & SONS
COMPANY OF AMERICA, INC.

DEED

File in

LIBERTY AND LOVED BY
ATTESTED BY
1114 J. L. HESTER & SONS